

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

7 Gordonia Avenue, Epsom Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$545,000 & \$575,000

Median sale price

Median price \$597,500 Property Type House Suburb Epsom

Period - From 01/01/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Casina Ct EPSOM 3551	\$600,000	04/07/2022
2	61 Manna Gum Dr EPSOM 3551	\$591,500	18/07/2022
3	18 Mulga Av EPSOM 3551	\$545,000	10/05/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/03/2023 12:38



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Property Type: House
Land Size: 700 (Approx) sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$575,000
Median House Price
Year ending December 2022: \$597,500

Comparable Properties



2 Casina Ct EPSOM 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$600,000
Method: Private Sale
Date: 04/07/2022
Property Type: House
Land Size: 626 sqm approx



61 Manna Gum Dr EPSOM 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$591,500
Method: Private Sale
Date: 18/07/2022
Property Type: House
Land Size: 488 sqm approx



18 Mulga Av EPSOM 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$545,000
Method: Private Sale
Date: 10/05/2022
Property Type: House
Land Size: 718 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000